

**TRANSFER
TAX
PAID**

WARRANTY DEED

42-9

GARY R. FITTS and AMY B. FITTS of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **STEPHEN C. ROBE and SUSAN V. ROBE** of Lewisburg, West Virginia, with warranty covenants, as joint tenants, a certain lot or parcel of land, with the buildings thereon, situated on Cherry Hill Drive, in Waterville in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot 10 on Plan of Cherry Hill Development, as shown on Plan dated August 29, 1950, and recorded in the Kennebec Registry of Deeds, Plan Book 17, Pages 34 and 35, more particularly described in deed dated August 23, 1954, and recorded in the Kennebec Registry of Deeds, Book 975, Page 28, and as revised by Agreement and Deed dated January 19, 1955, and recorded in the Kennebec Registry of Deeds, Book 989, Page 97.

Also, a certain lot or parcel of land, with the buildings thereon, situated in said Waterville, and further bounded and described as follows, to wit:

Beginning at an iron pin in the southerly line of Cherry Hill, which point marks the northeasterly corner of the lot here conveyed; thence southerly 150.07 feet to an iron pin marking the southeasterly corner of the lot here conveyed; thence westerly 70 feet to an iron pin marking the southwesterly corner of the lot here conveyed; thence northerly 164 feet to an iron pin in the southerly line of Cherry Hill Drive marking the northwesterly corner of the lot here conveyed; thence easterly on a curve which is the southerly line of Cherry Hill Drive to the iron pin at the point of beginning, the same being Lot 11 as shown on the Plan of Cherry Hill by Harry E. Green, August 29, 1950, and recorded in Kennebec County Registry of Deeds, Plan Book 11, Pages 34 and 35, the presence of the iron pins being indicated on said plan.

Excepting, however, from the above, a certain lot or parcel of land, with any buildings thereon, which has been conveyed to Robert Cosgrove by Quit-Claim Deed of Ralph and Jeanette Verzillo, dated January 15, 1979, and recorded in Kennebec Registry of Deeds, Book 2192, Page 290 and which is further bounded and described as follows, to wit:

Beginning at an iron rod on the south side of Cherry Hill Drive in Waterville, Maine, at the northwest corner of land conveyed to Robert Cosgrove by Jerome G. Daviau; thence southerly along Robert Cosgrove's land for one hundred fifty and seven tenths (150.07) feet to an iron rod in the northwesterly line of Herman E. Poulin's land; thence southwesterly along Poulin's land for twenty-five (25) feet to a steel rod marking the southeasterly corner of land retained by Ralph and Jeanette Verzillo; thence northerly along Verzillo's land for one hundred fifty-nine and two tenths (159.2) feet to a steel rod in the southerly side of Cherry Hill Drive; thence easterly along Cherry Hill Drive for twenty-five (25) feet to the point of beginning, said parcel of land containing 3,700 square feet, more or less.

Meaning and intending to convey the same premises described in a warranty deed from Dorothea E. O'Reilly to Gary R. Fitts and Amy B. Fitts dated August 29, 1986, recorded in Kennebec

O'Donnell & Lee, LLC, 112 Silver Street, P.O. Box 559, Waterville, Maine 04903-0559
(207) 872-0112 (ph), (207) 872-0002 (fax)

County Registry of Deeds in Book 3015, Page 239. Further reference is also made to deeds recorded in said Registry, Book 6137, Page 21 and Book 6137, Page 23.

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Also, conveying to the within grantees any interest the within grantors have in the following described property situated in said Waterville, acquired from Dorothea E. O'Reilly by Corrective Quitclaim Deed dated April 27, 2004, and recorded in Kennebec County Registry of Deeds in Book 7918, Page 334, more particularly bounded and described as follows:

An easement fourteen (14) feet in width to construct, maintain and repair a sewer line, the centerline of which is more particularly delineated as follows:

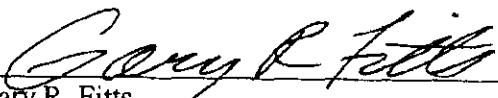
Commencing at a point on the westerly line of premises now or formerly of Alan Frankel, which point is situated eleven (11) feet six (6) inches from a granite marker situated in the northeasterly corner of premises now or formerly of Alan Frankel, and the northwesterly corner of premises now or formerly of one Herman Poulin; thence a distance of ninety-six (96) feet six (6) inches to a point of connection with the private sewer line owned by and serving the residence now or formerly of Alan Frankel, which point of connection is situated thirty-seven (37) feet five (5) inches westerly and perpendicularly of the easterly line of premises now or formerly of Alan Frankel, and also situated twenty-five (25) feet two (2) inches from the southeasterly corner of the concrete wall of the residence occupied now or formerly by Alan Frankel. See Exhibit A attached hereto.

The grantees, their heirs and assigns forever, shall also have the right to the use of Alan Frankel's sewer line from the point of interconnection to its point of hookup with the municipal sewer line on the First Rangeway in Waterville, Maine, provided however that the within grantees, their heirs and assigns, shall share proportionately in the cost of repair of the sewer line from the point of connection to the point of hookup and the municipal sewer line.

This easement is granted subject to the condition precedent that the grantees, their heirs and assigns, shall prior to any efforts at repair or maintenance and prior to any excavation notify Alan Frankel, his heirs and assigns, of the conduct of the excavation with due diligence and restore the surface of the area excavated to the condition in which the surface was prior to excavation.

Gary R. Fitts and Amy B. Fitts, husband and wife, release all rights in the premises being conveyed.

WITNESS our hands and seals this 14th day of May 2004.



Gary R. Fitts



Amy B. Fitts

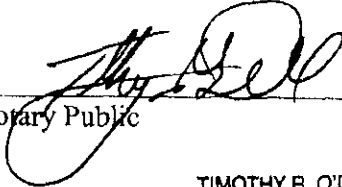
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STATE OF MAINE
COUNTY OF KENNEBEC

May 14, 2004

Then personally appeared the above named Gary R. Fitts and Amy B. Fitts and
acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public

Printed Name:
Commission Expires:

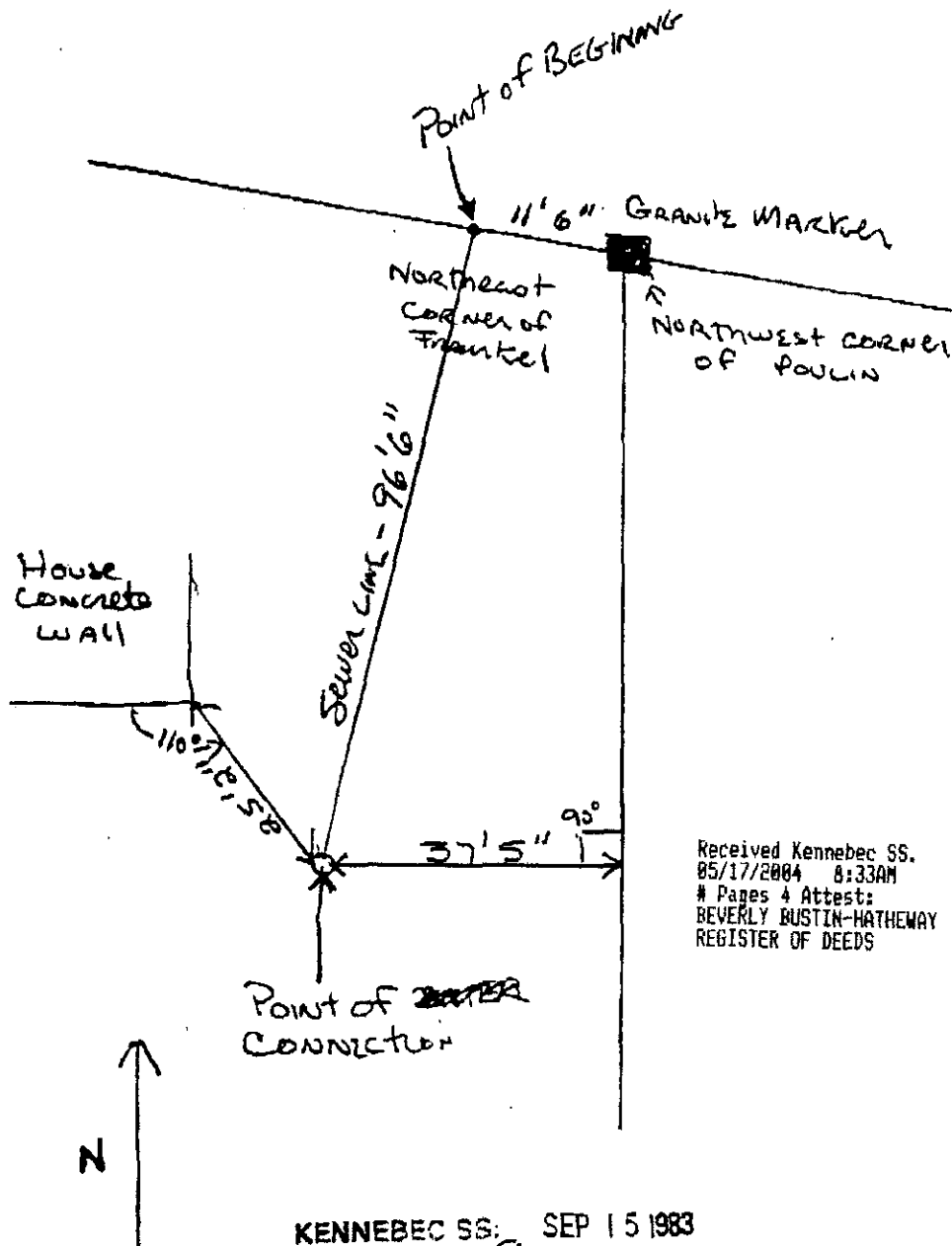
TIMOTHY R. O'DONNELL
Notary Public, Maine
My Commission Expires November 9, 2006

BOOK 2609 PAGE 184

Doc # 2004013629
Book 7943 Page 0193

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Exhibit "A"
Frankel TO O'Reilly



Received Kennebec SS.
05/17/2004 8:33AM
Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

KENNEBEC SS: SEP 15 1983
RECEIVED 9 H. - M. A. V.
AND RECORDED - TON ORIGINAL